



General Assembly

January Session, 2023

***Raised Bill No. 940***

LCO No. 3339



Referred to Committee on HOUSING

Introduced by:  
(HSG)

***AN ACT CONCERNING WALK-THROUGH INSPECTIONS OF RENTAL PROPERTY.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1       Section 1. (NEW) (*Effective October 1, 2023*) (a) As used in this section,  
2       "walk-through" means a joint physical inspection of the dwelling unit  
3       by the landlord and the tenant, or their designees, for the purpose of  
4       noting and listing any observed conditions within the dwelling unit. On  
5       and after January 1, 2024, upon or after the entry into a rental agreement  
6       but prior to the tenant's occupancy of a dwelling unit, a landlord shall  
7       offer such tenant the opportunity to conduct a walk-through of the  
8       dwelling unit. If the tenant requests such a walk-through, the landlord  
9       and tenant, or their designees, shall use a copy of the preoccupancy  
10      walk-through checklist prepared by the Commissioner of Housing  
11      under subsection (c) of this section. The landlord and the tenant, or their  
12      designees, shall specifically note on the walk-through checklist any  
13      existing conditions, defects or damages to the dwelling unit present at  
14      the time of the walk-through. After the walk-through, the landlord and  
15      the tenant, or their designees, shall sign duplicate copies of the walk-  
16      through checklist and each shall receive a copy.

17 (b) Upon the tenant's vacating of the dwelling unit, the landlord may  
18 not retain any part of the security deposit collected under chapter 831 of  
19 the general statutes or seek payment from the tenant for any condition,  
20 defect or damage that was noted in the preoccupancy walk-through  
21 checklist. Such walk-through checklist shall be admissible, subject to the  
22 rules of evidence but shall not be conclusive, as evidence of the  
23 condition of the dwelling unit at the beginning of a tenant's occupancy  
24 in any administrative or judicial proceeding.

25 (c) Not later than December 1, 2023, the Commissioner of Housing  
26 shall (1) prepare a standardized preoccupancy walk-through checklist  
27 for any landlord and tenant to use to document the condition of any  
28 dwelling unit during a preoccupancy walk-through under subsection  
29 (a) of this section, and (2) make such checklist available on the  
30 Department of Housing's Internet web site.

31 (d) The provisions of this section shall not apply to any tenancy under  
32 a rental agreement entered into prior to January 1, 2024.

33 Sec. 2. Section 47a-1 of the general statutes is repealed and the  
34 following is substituted in lieu thereof (*Effective October 1, 2023*):

35 As used in this chapter, section 1 of this act and sections 47a-21, 47a-  
36 23 to 47a-23c, inclusive, 47a-26a to 47a-26g, inclusive, 47a-35 to 47a-35b,  
37 inclusive, 47a-41a, 47a-43 and 47a-46 and section 47a-7b:

38 (a) "Action" includes recoupment, counterclaim, set-off, cause of  
39 action and any other proceeding in which rights are determined,  
40 including an action for possession.

41 (b) "Building and housing codes" include any law, ordinance or  
42 governmental regulation concerning fitness for habitation or the  
43 construction, maintenance, operation, occupancy, use or appearance of  
44 any premises or dwelling unit.

45 (c) "Dwelling unit" means any house or building, or portion thereof,  
46 which is occupied, is designed to be occupied, or is rented, leased or

47 hired out to be occupied, as a home or residence of one or more persons.

48 (d) "Landlord" means the owner, lessor or sublessor of the dwelling  
49 unit, the building of which it is a part or the premises.

50 (e) "Owner" means one or more persons, jointly or severally, in whom  
51 is vested (1) all or part of the legal title to property, or (2) all or part of  
52 the beneficial ownership and a right to present use and enjoyment of the  
53 premises and includes a mortgagee in possession.

54 (f) "Person" means an individual, corporation, limited liability  
55 company, the state or any political subdivision thereof, or agency,  
56 business trust, estate, trust, partnership or association, two or more  
57 persons having a joint or common interest, and any other legal or  
58 commercial entity.

59 (g) "Premises" means a dwelling unit and the structure of which it is  
60 a part and facilities and appurtenances therein and grounds, areas and  
61 facilities held out for the use of tenants generally or whose use is  
62 promised to the tenant.

63 (h) "Rent" means all periodic payments to be made to the landlord  
64 under the rental agreement.

65 (i) "Rental agreement" means all agreements, written or oral, and  
66 valid rules and regulations adopted under section 47a-9 or subsection  
67 (d) of section 21-70 embodying the terms and conditions concerning the  
68 use and occupancy of a dwelling unit or premises.

69 (j) "Roomer" means a person occupying a dwelling unit, which unit  
70 does not include a refrigerator, stove, kitchen sink, toilet and shower or  
71 bathtub and one or more of these facilities are used in common by other  
72 occupants in the structure.

73 (k) "Single-family residence" means a structure maintained and used  
74 as a single dwelling unit. Notwithstanding that a dwelling unit shares  
75 one or more walls with another dwelling unit or has a common parking  
76 facility, it is a single-family residence if it has direct access to a street or

77 thoroughfare and does not share heating facilities, hot water equipment  
78 or any other essential facility or service with any other dwelling unit.

79 (l) "Tenant" means the lessee, sublessee or person entitled under a  
80 rental agreement to occupy a dwelling unit or premises to the exclusion  
81 of others or as is otherwise defined by law.

82 (m) "Tenement house" means any house or building, or portion  
83 thereof, which is rented, leased or hired out to be occupied, or is  
84 arranged or designed to be occupied, or is occupied, as the home or  
85 residence of three or more families, living independently of each other,  
86 and doing their cooking upon the premises, and having a common right  
87 in the halls, stairways or yards.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2023</i>	New section
Sec. 2	<i>October 1, 2023</i>	47a-1

***Statement of Purpose:***

To permit tenants to request an inspection of rental property prior to occupancy.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*